

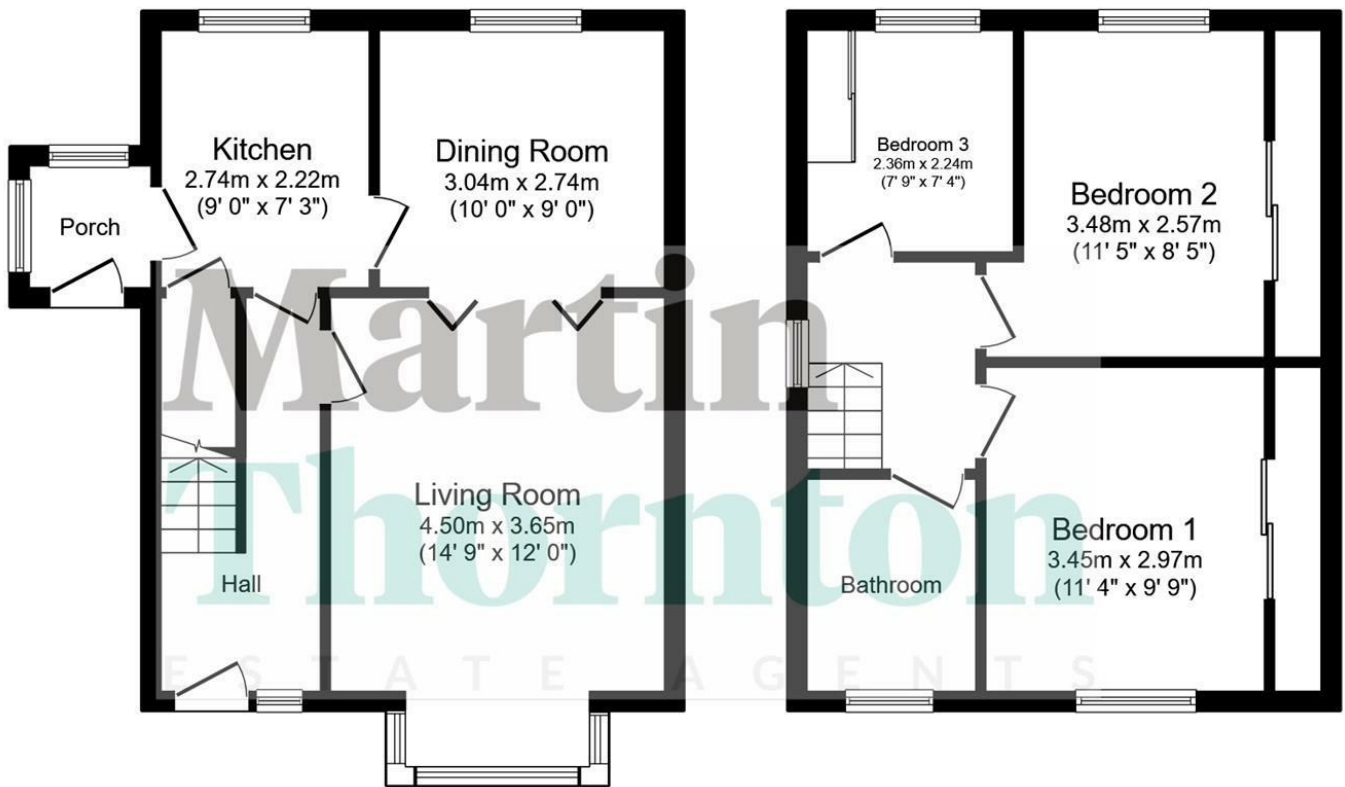
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## Ryndleside, Oakes Huddersfield,

**Offers over £230,000**

Enjoying a southerly rear aspect and occupying a corner plot is this three-bedroom semi-detached home with separate reception rooms. The property is located in a well regarded area, perfectly placed for local amenities in Salendine Nook shopping centre, schooling and access to the M62. This is a much loved family home with the current layout comprises an entrance hallway, living room with bay window, dining room, kitchen and a side entrance porch on the ground floor. On the first floor are three bedrooms and bathroom. There is a gas-fired central heating system with condensing boiler and uPVC double glazing along with a recently installed CCTV system. We anticipate that buyers may redesign and update the property in certain areas, which is reflected in the asking price. However, certain works such as the garage roof, guttering, fascias and soffits have been updated in more recent times. Externally, there is a garage and parking on the driveway along with an additional parking area to the side. The gardens are designed for ease of maintenance and the rear garden enjoys a southerly aspect and is a real sun trap.



**Ground Floor**

Floor area 41.1 m<sup>2</sup> (442 sq.ft.)

**First Floor**

Floor area 38.5 m<sup>2</sup> (414 sq.ft.)

**TOTAL: 79.6 m<sup>2</sup> (857 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Ryndleside, Oakes Huddersfield,

## Details



### Entrance Hallway

An external uPVC door with opaque glazed panels gives access to the entrance hallway which has a radiator and a staircase rising to the first floor accommodation. It is an ideal place for storing shoes and coats, etc., and a further door leads into the living room.



### Living Room

This room is positioned at the front of the property and has a walk-in bay with uPVC glazing, making it particularly light and bright. There is a living flame coal effect gas fire upon a slate hearth and the fire surround extends into both chimney breast alcoves with glazed display cabinets. There is coving to the ceiling and a radiator. Timber and glazed doors give access to the dining room.



# Ryndleside, Oakes Huddersfield,

## Details



### Dining Room

This good sized second reception room is also accessible from the kitchen and is positioned at the rear of the property. A large uPVC window overlooks the rear garden and the room can accommodate a formal dining table, but could also be used as a second sitting room. There is coving to the ceiling and a radiator.



### Kitchen

The kitchen has wall cupboards and base units with working surfaces, a breakfast bar and a stainless steel sink unit. There is plumbing for an automatic washer and dishwasher, space for freestanding appliances such as a fridge freezer and space for a freestanding gas oven. Buyers may take the opportunity to create a larger open plan dining kitchen by removing the dividing wall. There is a useful under stairs storage cupboard and a side uPVC door through to the porch.



### Porch

This serves as an everyday entrance to the home and has a uPVC door with opaque glazed panels. There are rear and side uPVC windows and within this space is the Vaillant condensing boiler, which we are informed was installed in September 2023. There is also a radiator.

# Ryndleside, Oakes Huddersfield,

## Details



### First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a uPVC side window.



### Bedroom One

This double bedroom is positioned at the front of the property and has built-in wardrobes with overhead storage cupboards and plenty of space for further fitted or freestanding furniture. There is a uPVC window and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has built-in wardrobes along with a central dressing table with drawers and high level storage cupboards. The room is particularly light and bright, enjoying a southerly aspect via a uPVC window. There is also a radiator.



# Ryndleside, Oakes Huddersfield,

## Details



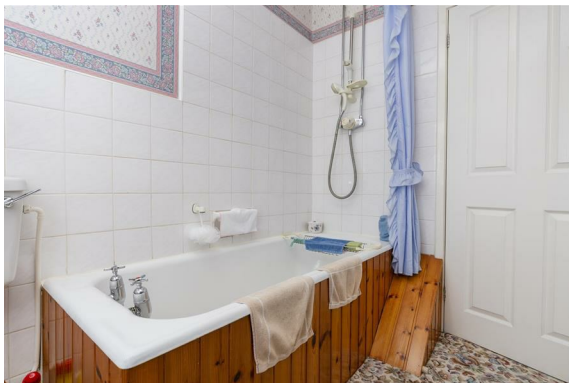
### Bedroom Three

This good sized single bedroom is positioned at the rear of the property and enjoys a southerly aspect via a uPVC window. There is a built-in wardrobe and a radiator.



### Bathroom

The bathroom has a three-piece suite comprising a timber panelled bath with a Mira Excel shower over, a pedestal wash hand basin and a low-level WC. There is half height tiling to the walls with three quarter height tiling around the bath, an extractor fan, an opaque uPVC window and a radiator.



# Ryndleside, Oakes Huddersfield,

## Details



### External Details

Occupying a good sized corner plot with perimeter walling, the front garden has been designed for ease of maintenance with gravel interspersed with paving stones and a rockery area and raised, mature borders. There is parking on the driveway with additional parking to the side and the driveway could be widened to create more space if required. To the side of the garage is a lockable wrought iron gate which gives access to the rear garden which enjoys a southerly aspect and is a real sun trap. There is a central pathway with coloured stone and gravel, the ideal place for tubs, pots and planters, etc. It could easily be redesigned to suit a young family if required. There is a useful under house store with a uPVC door along with external water and lighting.



### Garage

This has an automatic roll-over door along with a rear uPVC window, power and lighting. The roof has been recently redone.

# Ryndleside, Oakes Huddersfield,

Directions

